

1 1. A method of extending automatically secured credit from a lender to a
2 building contractor for purchasing building supplies from a building supply wholesaler,
3 the method comprising:
4 entering into a contractual relationship between the lender and the building
5 supply wholesaler; and
6 assigning to the lender the rights to record a lien against any building project for
7 which the lender sells building supplies to the contractor on credit extended by the lender.
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9 2. The method of claim 1, further comprising entering into a contractual
10 relationship between the building contractor and the lender under which the contractor
11 assigns to the lender its rights to record a lien against any building project for which the
12 contractor purchases building supplies from a building supply wholesaler on credit
13 extended by the lender.
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15 3. The method of claim 1, wherein entering into the contractual relationship
16 between the lender and the building supply wholesaler comprises electronically entering
17 into the contractual relationship between the lender and the building supply wholesaler.
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19 4. The method of claim 1, further comprising applying a digital signature to
20 the contractual relationship between the lender and the building supply wholesaler.
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22 5. The method of claim 1, further comprising electronically purchasing
23 building materials from the building supply wholesaler on credit extended by the lender.
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25 6. The method of claim 1, further comprising electronically obtaining the
26 information for each building project for which credit is extended by lender sufficient to

1 record a lien against the building project for the purpose of securing the credit extended
2 by lender.

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4 7. The method of claim 1, further comprising assigning and using unique
5 identification numbers for each building project for which credit is extended to the
6 building contractor to purchase building supplies from the wholesaler.

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8 8. The method of claim 1, further comprising using digital signatures and
9 digital notary public acknowledgments in the process of serving preliminary and
10 recording notices regarding liens to appropriate state and municipal agencies.

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12 9. The method of claim 1, further comprising using digital signatures and
13 digital notary public acknowledgments in the process of recording liens at appropriate
14 state and municipal agencies.

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16 10. The method of claim 1, further comprising using electronic means to
17 receive notification from state and municipal agencies regarding official certification of
18 lien recording and receipt of preliminary lien notices.

19 11. The method of claim 1, further comprising using electronic means to track
20 and store transmitted preliminary lien notices and liens, as well as official certification of
21 lien recording and receipt of preliminary lien notices.

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23 12. The method of claim 1, further comprising using computer software for
24 the purpose of automatically sending preliminary lien notices to contractors and
25 appropriate state and municipal agencies, recording liens, checking for certification of
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1 lien recording and receipt of preliminary lien notices, and sending lien recording notices
2 to contractors and building project property owners.
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4 13. The method of claim 1, further comprising developing a network of
5 contractors and building supply wholesalers which use lender's credit supplying services.
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7 14. The method of claim 1, further comprising providing information
8 regarding members of the network of contractors and building supply wholesalers which
9 use lender's credit supplying services to other members of the network.
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11 15. A method for using a computer to facilitate a transaction between a lender
12 and a building contractor for extending automatically secured credit used in purchasing
13 building supplies from a building supply wholesaler, the method comprising:

14 inputting into the computer an offer to enter into a contractual relationship
15 between the lender and the building supply wholesaler including assigning to the lender
16 the rights to record a lien against any building project for which the lender sells building
17 supplies to the contractor on credit extended by the lender;

18 outputting to the lender the offer from the building supply wholesaler to enter
19 into the contractual relationship;

20 inputting into the computer an acceptance to the building supply wholesaler from
21 the lender;

22 inputting into the computer an offer to enter into a contractual relationship
23 between a building contractor and the lender under which the contractor assigns to the
24 lender its rights to record a lien against any building project for which the contractor
25 purchases building supplies from a building supply wholesaler on credit extended by the
26 lender;

1 outputting to the lender the offer from the contractor to enter into the contractual
2 relationship;
3 inputting into the computer an acceptance to the contractor from the lender;
4 applying a digital signature to the contractual relationship between the lender
5 and the building supply wholesaler; and
6 applying a digital signature to the contractual relationship between the lender
7 and the contractor.
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1 16. A method of extending credit in the form of a construction loan from a
2 lender to a building project owner, the method comprising:

3 electronically completing a construction loan application; and
4 electronically completing security documents for the loan.
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6 17. The method of claim 16, further comprising applying digital signatures
7 and digital notary public acknowledgments to the execution of the loan and security
8 documents and recording said documents with the appropriate state and municipal
9 agencies.
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11 18. The method of claim 16, further comprising using electronic means to
12 receive notification from state and municipal agencies regarding official certification of
13 loan security document recording.
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15 19. The method of claim 16, further comprising making payments directly to
16 suppliers of building materials and labor for the construction project for which the
17 construction loan was issued, including building supply wholesalers and building
18 contractors who are part of the lender's automatically secured credit extension network.
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20 20. The method of claim 16, further comprising making payments directly to
21 building supply wholesalers and building contractors who are part of the lender's
22 automatically secured credit extension network from proceeds of the construction loan
23 issued to the building project owner.
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25 21. The method of claim 16, further comprising using a computer to ensure
26 that credit is not extended beyond the approved amount for any construction loan.